

85 DEGREES

A PLAT COMMUNITY
A PORTION OF THE SW 1/4, OF THE SE 1/4,
SECTION 16, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.
KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF CARNATION, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF CARNATION.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF CARNATION, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF CARNATION, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF CARNATION, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS, THIS _____ DAY OF _____, 20_____.

PULTE HOMES OF WASHINGTON, INC., A MICHIGAN CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF PULTE HOMES OF WASHINGTON, INC., A MICHIGAN CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____
SIGNATURE _____
TITLE _____
MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

LOTS 1 THROUGH 10 IN BLOCK 7, REPLAT OF TOWN OF TOLT, ACCORDING TO THE PLAT RECORDED IN VOLUME 20 OF PLATS AT PAGE 45, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED SOUTH 6 FEET OF EUGENE STREET ADJOINING LOTS 1 AND 10;

TOGETHER WITH THAT PORTION OF VACATED MYRTLE STREET ADJOINING, AS WOULD ATTACH BY OPERATION OF LAW.

(ALSO KNOWN AS PARCELS A THROUGH G OF CITY OF CARNATION BOUNDARY LINE ADJUSTMENT NO. LLA-21-0001, RECORDED UNDER RECORDING NO. 20211117900013)

RESTRICTION OF RECORDS

- THIS SITE IS SUBJECT TO POTENTIAL CHARGES, FOR THE KING COUNTY SEWAGE TREATMENT CAPACITY CHARGE, AS AUTHORIZED UNDER RCW 35.58 AND KING COUNTY CODE 28.84.050. SAID CHARGES COULD APPLY FOR ANY PROPERTY THAT CONNECTED TO THE KING COUNTY SEWER SERVICE AREA ON OR AFTER FEBRUARY 1, 1990.
- THIS SITE IS SUBJECT TO AN EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY FOR GUY WIRES AND ANCHORS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 8302030435.
- THIS SITE IS SUBJECT TO AN EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY FOR GUY WIRES AND ANCHORS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 9603080827.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT TITLED "NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS" RECORDED DECEMBER 7, 2009 UNDER RECORDING NO. 200912077001830.
- THIS SITE IS SUBJECT TO AND EASEMENT IN FAVOR OF THE CITY OF CARNATION FOR INGRESS, EGRESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20190221000278.
- THIS SITE IS SUBJECT TO AND EASEMENT IN FAVOR OF THE CITY OF CARNATION FOR TEMPORARY CONSTRUCTION AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20190221000279 AND MODIFIED FEBRUARY 3, 2021 UNDER RECORDING NO. 20210203000641.
- THIS SITE IS SUBJECT TO AND EASEMENT IN FAVOR OF COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC. FOR BROADBAND COMMUNICATIONS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20210526000092.
- THIS SITE IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS, PROVISIONS AND THE TERMS AND CONDITIONS THEREOF DELINEATED ON THE FACE OF THE CITY OF CARNATION BOUNDARY LINE ADJUSTMENT NO. LLA-21-0001 RECORDED NOVEMBER 17, 2021 UNDER RECORDING NO. 20211117900013.
- THIS SITE IS SUBJECT TO AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC. FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20211217000985.

BASIS OF BEARINGS

N00°14'00"W, BETWEEN THE MONUMENTS FOUND ALONG THE CENTER LINE OF MCKINLEY AVENUE. (NAD 83/91) PER REF. 1.

REFERENCES

- CITY OF CARNATION BOUNDARY LINE ADJUSTMENT NO. LLA-21-0001 BOOK 45B, PGS. 071-072 REC. NO. 20211117900013, KING COUNTY, WASHINGTON.
- PROPERTY SURVEY FOR G.O. "JACK" FYKERUD, BOOK 17, PAGE 203, RECORDING NO. 7904109009.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. NCS-1153884-WA1, DATED OCTOBER 26, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GUARANTEE NO. NCS-1153884-WA1. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER XX, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER, 2022.
- PROPERTY AREA = 105,788± SQUARE FEET (2.4286± ACRES).
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.

APPROVALS

EXAMINED AND APPROVED PER C.M.C. 15.09 THIS _____ DAY OF _____, 20_____.

CITY ENGINEER
CITY OF CARNATION

PUBLIC WORKS DIRECTOR
CITY OF CARNATION

CITY PLANNER
CITY OF CARNATION

CITY MANAGER
CITY OF CARNATION

MAYOR
CITY OF CARNATION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20_____.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

KING COUNTY TAX ACCOUNT NUMBER: 865730-0225, 865730-0224, 865730-0226, 865730-0240, 865730-0245, 865730-0250, 865730-0255

KING COUNTY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL THIS _____ DAY OF _____, 20_____.

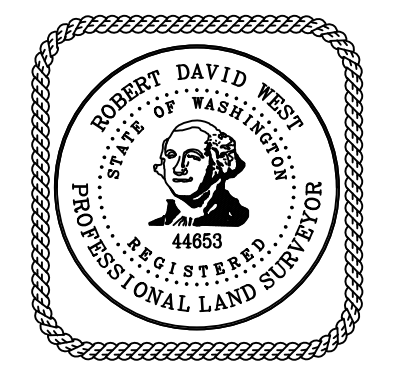
MANAGER, KING COUNTY OFFICE OF FINANCE

DEPUTY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF 85 DEGREES CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PULTE HOMES OF WASHINGTON, INC., A MICHIGAN CORPORATION, IN _____, 20_____, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT.

ROBERT DAVID WEST
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44653



RECORDER'S CERTIFICATE
FILED FOR RECORD THIS DAY OF, 20.....
AT M IN BOOK OF AT PAGE AT
THE REQUEST OF
.....
MANAGER SUPT. OF RECORDS

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877
JOB NO. 22263 SHEET 1 OF 5

85 DEGREES

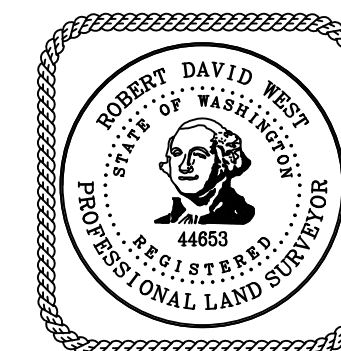
A PLAT COMMUNITY
A PORTION OF THE SW 1/4, OF THE SE 1/4,
SECTION 16, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.
KING COUNTY, WASHINGTON

WATER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE CITY OF CARNATION, OVER, UNDER, ACROSS AND UPON; TRACTS A THROUGH F, AND LOTS D1-D3, E1-E4, J1-J3, K1-K3, AND L1-L3 AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE, AND OPERATE WATER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF THE CITY OF CARNATION HAS BEEN APPROVED.

NOTES

- TRACT A, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, INCLUDING STORM DRAINAGE FACILITIES, TO 85 DEGREES HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD 85 DEGREES HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS A THROUGH P3 OF THIS UNIT LOT SUBDIVISION SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID TRACT. FURTHERMORE AN OVERLYING EASEMENT IS HEREBY CONVEYED TO THE CITY OF CARNATION, OR ITS SUCCESSORS AGENCY, OVER, UNDER, ACROSS, AND UPON TRACT A FOR THE PURPOSE OF OPERATING, MAINTAINING, AND REPAIRING THE CITY OF CARNATION VACUUM SEWER SYSTEM. IN ADDITION AN OVERLYING EASEMENT IS HEREBY CONVEYED TO PUGET SOUND ENERGY COMPANY, THE REGIONAL TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER, ACROSS, AND UPON TRACT A TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDER GROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS UNIT LOT SUBDIVISION WITH ELECTRICITY, TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.
- TRACTS B THROUGH J, OPEN SPACE TRACTS, ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, INCLUDING PRIVATE SIDE SEWER AND STORM DRAINAGE FACILITIES WITHIN SAID TRACTS, TO 85 DEGREES HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD 85 DEGREES HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACTS, THE OWNERS OF LOTS A THROUGH P3 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID TRACTS. IN ADDITION AN OVERLYING EASEMENT IS HEREBY CONVEYED TO PUGET SOUND ENERGY COMPANY, THE REGIONAL TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER, ACROSS, AND UPON TRACT A TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDER GROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS UNIT LOT SUBDIVISION WITH ELECTRICITY, TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.
- NO LOT OR PORTION OF A LOT SHALL BE SUBDIVIDED AND SOLD, OR RESOLD, OR ITS OWNERSHIP CHANGED OR TRANSFERRED IN VIOLATION OF APPLICABLE CITY, COUNTY, STATE, OR FEDERAL STANDARDS, RULES, REGULATIONS OR LAWS.
- DEVELOPER SHALL PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH CHAPTER 3.50 CMC TRANSPORTATION IMPACT FEE PROGRAM. THE AMOUNT OF TRAFFIC IMPACT FEE SHALL BE CALCULATED AT THE TIME OF BUILDING PERMIT ISSUANCE, AND PAYMENT SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH HOUSE.
- DEVELOPER SHALL PAY PARK IMPACT FEES IN ACCORDANCE WITH CHAPTER 3.70 CMC PARK IMPACT FEE PROGRAM. THE AMOUNT OF PARK IMPACT FEE SHALL BE CALCULATED AT THE TIME OF BUILDING PERMIT ISSUANCE, AND PAYMENT SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH HOUSE. NO DEDICATION OF LAND FOR PARKS OR RECREATION IS REQUIRED.
- DEVELOPER SHALL PAY SCHOOL IMPACT FEES IN ACCORDANCE WITH CHAPTER 3.48 CMC SCHOOL IMPACT FEES. THE AMOUNT OF SCHOOL IMPACT FEE IS CALCULATED BY THE RIVERVIEW SCHOOL DISTRICT AND COLLECTED BY THE CITY AS PROVIDED FOR AN INTER-LOCAL AGREEMENT BETWEEN THE CITY AND THE DISTRICT. PAYMENT SHALL BE DUE TO THE CITY AS PROVIDED FOR IN CHAPTER 3.48 CMC.
- FIRE SPRINKLER SYSTEMS WILL BE GOVERNED BY THE IFC IN EFFECT AT THE DATE OF COMPLETE BUILDING PERMIT APPLICATION FOR EACH HOME.
- ALL LOTS SHALL BE CONNECTED TO THE CITY OF CARNATION VACUUM SEWER SYSTEM. 85 DEGREES HOMEOWNERS ASSOCIATION (HOA) SHALL PAY A CITY OF CARNATION GENERAL FACILITY CHARGE (GFC) AND A SIDE SEWER PERMIT FEE FOR EACH LOT CONNECTED TO THE CITY SEWER SYSTEM. GENERAL FACILITY CHARGE AND SIDE SEWER PERMIT AND INSPECTION FEES SHALL BE BASED ON CURRENT FEE SCHEDULE AS OF DATE OF BUILDING PERMIT ISSUANCE.
- MAINTENANCE OF ALL LANDSCAPING WITHIN THE INTERNAL PLAT SHALL BE THE RESPONSIBILITY OF 85 DEGREES HOMEOWNERS ASSOCIATION OR JOINTLY SHARED BY THE OWNERS OF THE DEVELOPMENT.
- PROPERTY LINE FENCES, IF INSTALLED ON A SLOPE, SHALL BE PRESSURE TREATED (POSTS) AND INSTALLED WITH CONCRETE FOUNDATIONS.
- 85 DEGREES HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON _____, 2022. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR 85 DEGREES, RECORDED UNDER KING COUNTY RECORDING NUMBER _____, RECORDS OF KING COUNTY WASHINGTON.
- THE ZONING FOR THIS PROPERTY IS MU-MIXED USE, PER THE CITY OF CARNATION.
- ALL UTILITIES NOT PROVIDED BY THE CITY WITHIN PROPOSED RIGHTS-OF-WAY MUST BE INCLUDED WITHIN A FRANCHISE AGREEMENT APPROVED BY THE CITY COUNCIL, OR OTHER APPROPRIATE AUTHORIZATION FROM THE CITY, PRIOR TO FINAL PLAT RECORDING.



CORE
DESIGN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 22263

SHEET 2 OF 6

85 DEGREES

A PLAT COMMUNITY
 A PORTION OF THE SW 1/4, OF THE SE 1/4,
 SECTION 16, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.
 KING COUNTY, WASHINGTON

VOL./PG.

E. ENTWISTLE STREET

FOUND CASED CONC. MON.
 W/BRASS NAIL IN LEAD
 DOWN 1.3', VERIFY

BASIS OF BEARINGS
 N00°14'00"W 396.32 (R2)

PAGE 4

N89°54'17"E 294.19

E. EUGENE STREET

FOUND CASED CONC. MON.
 W/BRASS NAIL IN LEAD
 DOWN 1.3', VISITED 1-2-20

N89°54'17"E 242.84

162507-9027

162507-9055

162507-9058

N22°01'00"E 427.55
 TOLT AVENUE
 (SR-203)

N22°01'00"E 365.99

PAGE 5

TRACT 'C'
 (OPEN SPACE)

N00°14'00"W 338.82

365.80
 N00°14'00"W 395.80 (R1)

MCKINLEY AVENUE

PAGE 4

865730-0100

865730-0095

865730-0090

865730-0080

BASIS OF BEARINGS

N00°14'00"W, BETWEEN THE MONUMENTS FOUND ALONG THE CENTER LINE OF MCKINLEY AVENUE. (NAD 83/91) PER REF. 1.

REFERENCES

- CITY OF CARNATION BOUNDARY LINE ADJUSTMENT NO. LLA-21-0001 BOOK 458, PGS. 071-072 REC. NO. 20211117900013, KING COUNTY, WASHINGTON.
- PROPERTY SURVEY FOR G.O. "JACK" FYKERUD, BOOK 17, PAGE 203, RECORDING NO. 7904109009.

NOTES

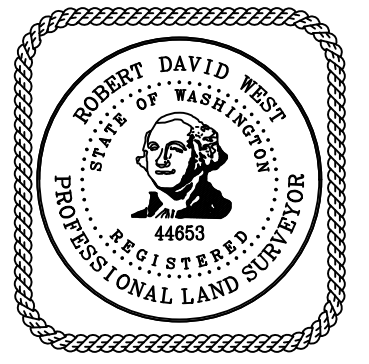
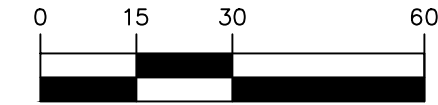
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. NCS-1153884-WA1, DATED OCTOBER 26, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GUARANTEE NO. NCS-1153884-WA1. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER XX, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER, 2022.
- PROPERTY AREA = 105,788± SQUARE FEET (2.4286± ACRES).
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.

LEGEND

⊗ FOUND SURVEY MONUMENT, AS NOTED



SCALE: 1" = 30'



CIVIL ENGINEERING
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12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 22263

SHEET 3 OF 6

FILE NO. _____

BASIS OF BEARINGS

N00°14'00"W, BETWEEN THE MONUMENTS FOUND ALONG THE CENTER LINE OF MCKINLEY AVENUE. (NAD 83/91) PER REF. 1.

REFERENCES

- CITY OF CARNATION BOUNDARY LINE ADJUSTMENT NO. LLA-21-0001 BOOK 458, PGS. 071-072 REC. NO. 20211117900013, KING COUNTY, WASHINGTON.
- PROPERTY SURVEY FOR G.O. "JACK" FYKERUD, BOOK 17, PAGE 203, RECORDING NO. 7904109009.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. NCS-1153884-WA1, DATED OCTOBER 26, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GUARANTEE NO. NCS-1153884-WA1. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
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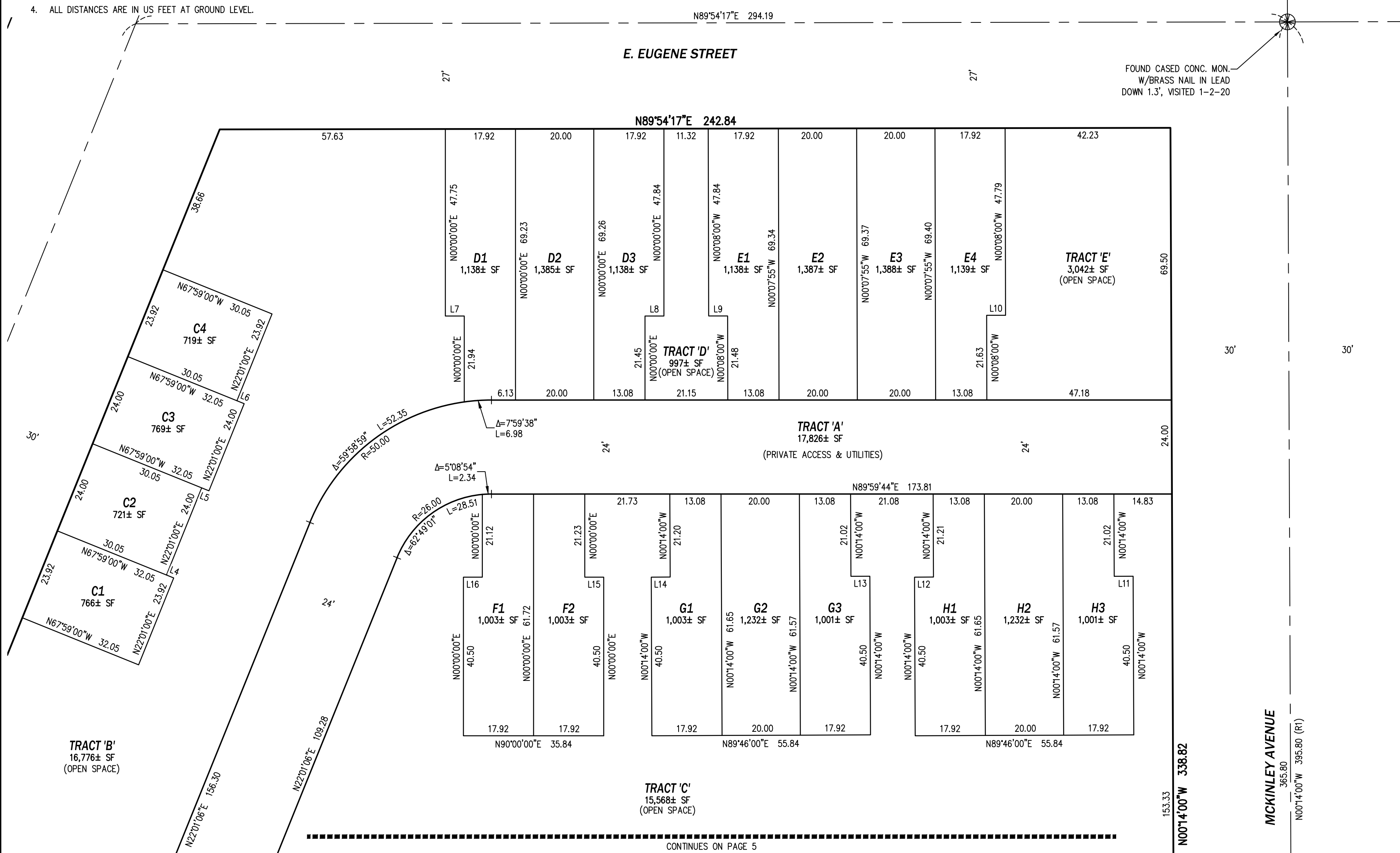
85 DEGREES

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A PORTION OF THE SW 1/4, OF THE SE 1/4,
SECTION 16, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.
KING COUNTY, WASHINGTON

VOL./PG.

LEGEND

⊗ FOUND SURVEY MONUMENT, AS NOTED



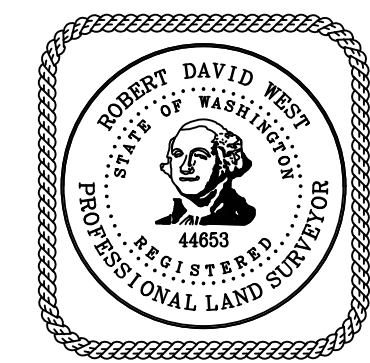
CONTINUES ON PAGE 5

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L1		N67°59'00"W	2.00
L2		N67°59'00"W	2.00
L3		N67°59'00"W	2.00
L4		N67°59'00"W	2.00
L5		N67°59'00"W	2.00
L6		N67°59'00"W	2.00
L7		N90°00'00"E	4.83

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L8		N90°00'00"E	4.83
L9		N89°52'00"E	4.83
L10		N89°52'00"E	4.83
L11		N89°46'00"E	4.83
L12		N89°46'00"E	4.83
L13		N89°46'00"E	4.83
L14		N89°46'00"E	4.83

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L15		N90°00'00"W	4.83
L16		N90°00'00"E	4.83
L17		N90°00'00"E	4.83
L18		N90°00'00"E	4.83
L19		N90°00'00"E	4.83
L20		N90°00'00"E	4.83
L21		N90°00'00"E	4.83

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L22		N90°00'00"E	4.83
L23		N90°00'00"E	4.83
L24		N90°00'00"W	4.83
L25		N90°00'00"E	4.83
L26		N90°00'00"E	4.83
L27		N89°52'00"E	4.83
L28		N89°52'00"E	4.83



CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
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12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

FILE NO. _____

BASIS OF BEARINGS

N00°14'00"W, BETWEEN THE MONUMENTS FOUND ALONG THE CENTER LINE OF MCKINLEY AVENUE. (NAD 83/91) PER REF. 1.

REFERENCES

- CITY OF CARNATION BOUNDARY LINE ADJUSTMENT NO. LLA-21-0001 BOOK 458, PGS. 071-072 REC. NO. 2021117900013, KING COUNTY, WASHINGTON.
- PROPERTY SURVEY FOR G.O. "JACK" FYKERUD, BOOK 17, PAGE 203, RECORDING NO. 7904109009.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. NCS-1153884-WA1, DATED OCTOBER 26, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GUARANTEE NO. NCS-1153884-WA1. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER XX, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER, 2022.
- PROPERTY AREA = 105,788± SQUARE FEET (2.4286± ACRES).
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.

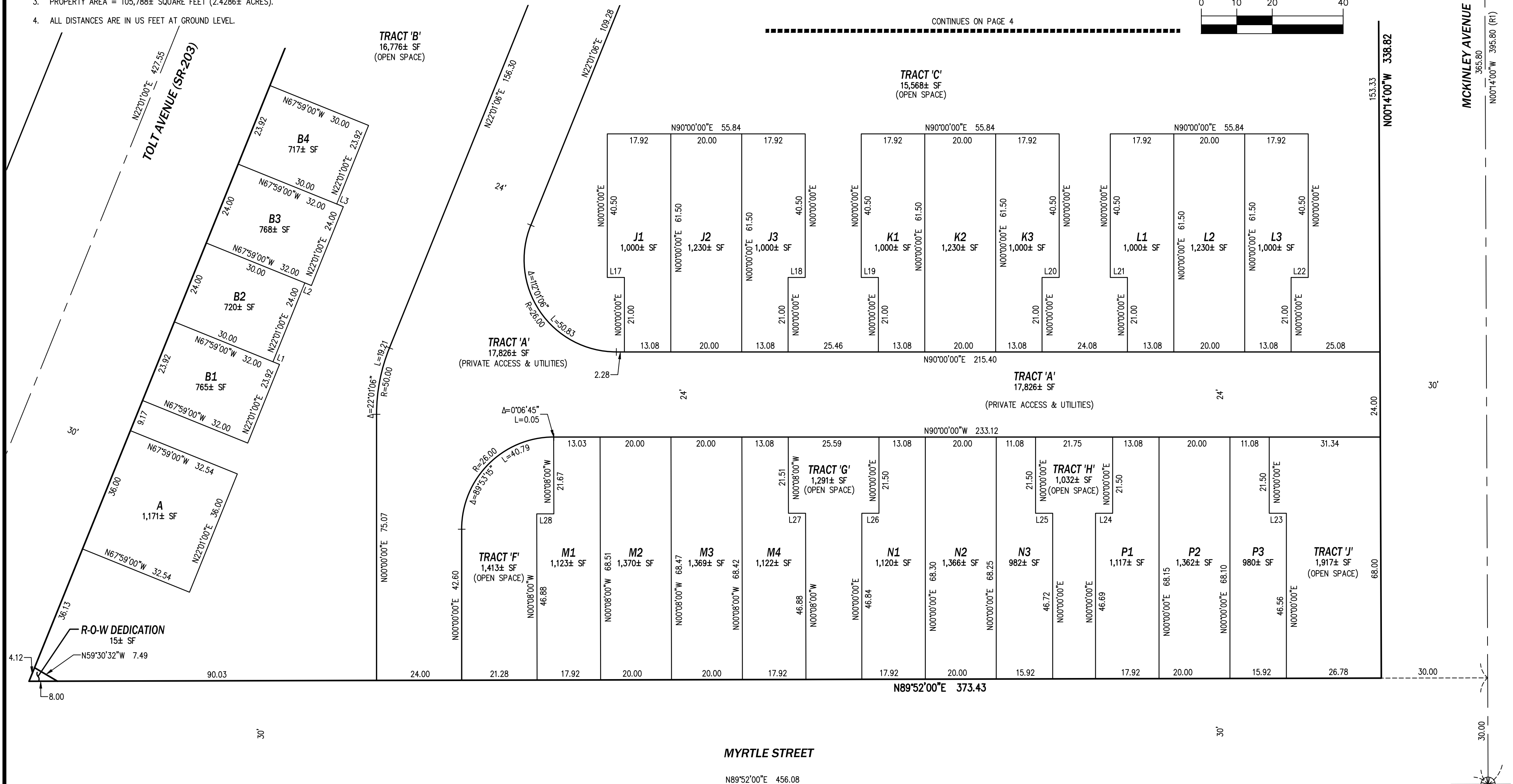
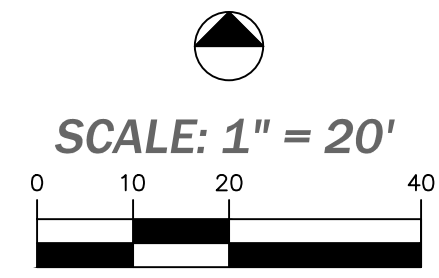
85 DEGREES

A PLAT COMMUNITY
A PORTION OF THE SW 1/4, OF THE SE 1/4,
SECTION 16, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.
KING COUNTY, WASHINGTON

VOL./PG.

LEGEND

FOUND SURVEY MONUMENT, AS NOTED

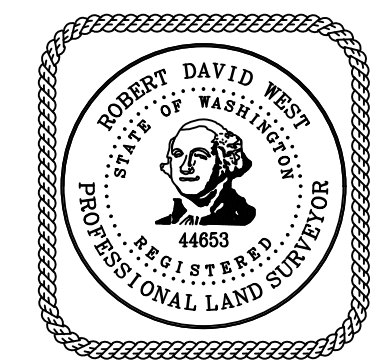


LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L1		N67°59'00"W	2.00
L2		N67°59'00"W	2.00
L3		N67°59'00"W	2.00
L4		N67°59'00"W	2.00
L5		N67°59'00"W	2.00
L6		N67°59'00"W	2.00
L7		N90°00'00"E	4.83

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L8		N90°00'00"E	4.83
L9		N89°52'00"E	4.83
L10		N89°52'00"E	4.83
L11		N89°46'00"E	4.83
L12		N89°46'00"E	4.83
L13		N89°46'00"E	4.83
L14		N89°46'00"E	4.83

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L15		N90°00'00"W	4.83
L16		N90°00'00"E	4.83
L17		N90°00'00"E	4.83
L18		N90°00'00"E	4.83
L19		N90°00'00"E	4.83
L20		N90°00'00"E	4.83
L21		N90°00'00"E	4.83

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L22		N90°00'00"E	4.83
L23		N90°00'00"E	4.83
L24		N90°00'00"W	4.83
L25		N90°00'00"E	4.83
L26		N90°00'00"E	4.83
L27		N89°52'00"E	4.83
L28		N89°52'00"E	4.83



CORE DESIGN
CIVIL ENGINEERING
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FILE NO. _____

JOB NO. 22263

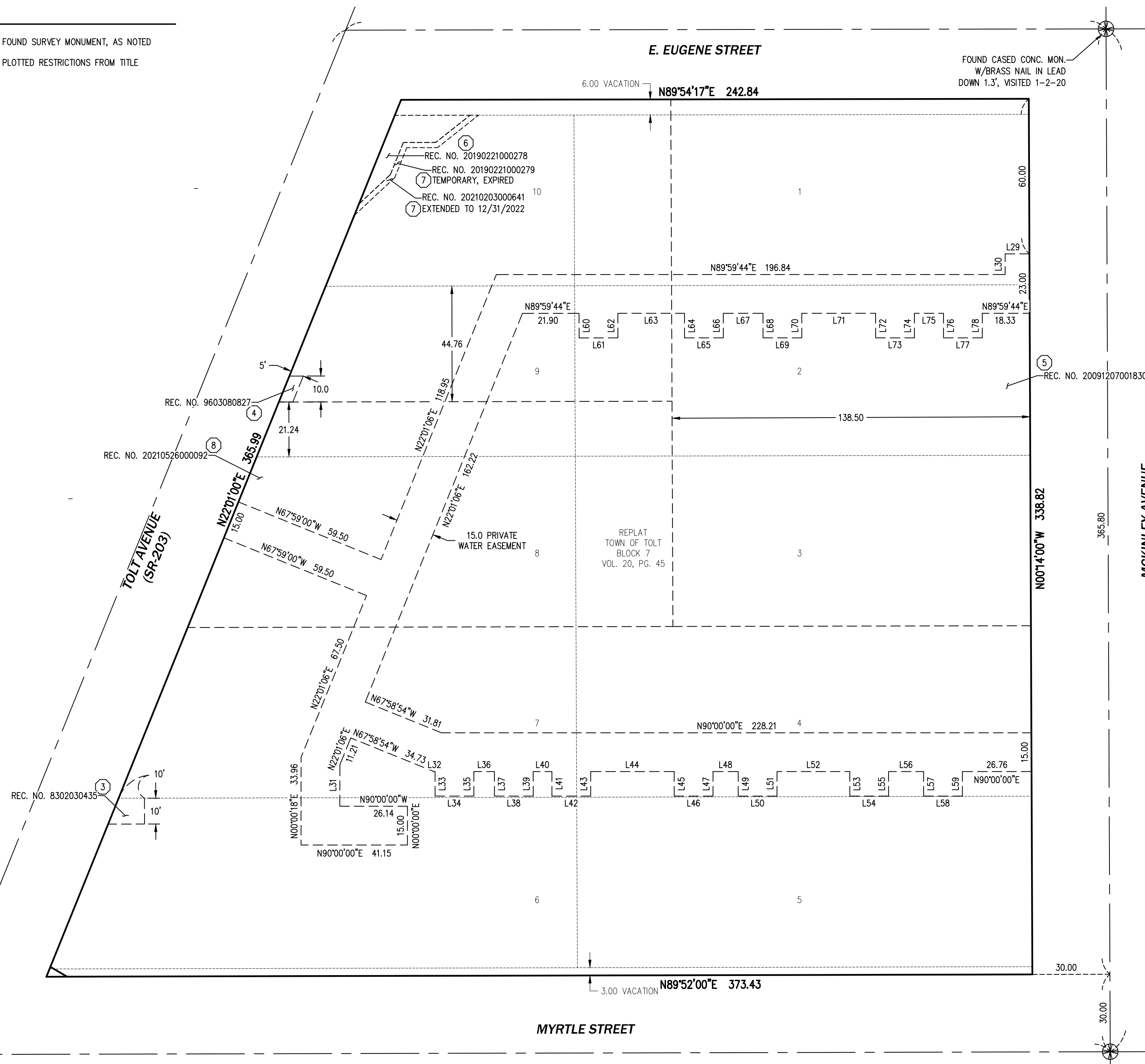
SHEET 5 OF 6

85 DEGREES

A PLAT COMMUNITY
 A PORTION OF THE SW 1/4, OF THE SE 1/4,
 SECTION 16, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M.
 KING COUNTY, WASHINGTON

LEGEND

- FOUND SURVEY MONUMENT, AS NOTED
- PLOTTED RESTRICTIONS FROM TITLE



WATER EASEMENT

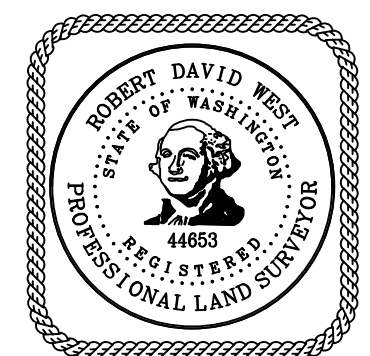
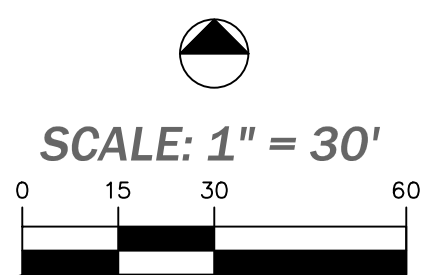
LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L29		N90°00'00"E	9.40
L30		N00°00'00"E	8.00
L31		N00°00'18"E	16.04
L32		N90°00'00"E	0.44
L33		N00°02'05"W	9.50
L34		N89°57'55"E	15.00
L35		N00°02'05"W	9.50
L36		N90°00'00"E	7.96
L37		N00°02'05"W	9.50
L38		N89°57'55"E	15.00

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L39		N00°02'05"W	9.50
L40		N90°00'00"E	7.23
L41		N00°02'05"W	9.50
L42		N89°57'55"E	15.00
L43		N00°02'05"W	9.50
L44		N90°00'00"E	32.32
L45		N00°02'05"W	9.50
L46		N89°57'55"E	15.00
L47		N00°02'05"W	9.50
L48		N90°00'00"E	9.76

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L49		N00°02'05"W	9.50
L50		N89°57'55"E	15.00
L51		N00°02'05"W	9.50
L52		N90°00'00"E	28.18
L53		N00°02'05"W	9.50
L54		N89°57'55"E	15.00
L55		N00°02'05"W	9.50
L56		N90°00'00"E	13.54
L57		N00°02'05"W	9.50
L58		N89°57'55"E	15.00

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L59		N00°02'05"W	9.50
L60		N00°02'05"W	9.50
L61		N89°57'55"E	15.00
L62		N00°02'05"W	9.50
L63		N89°59'44"E	25.79
L64		N00°02'05"W	9.50
L65		N89°57'55"E	15.00
L66		N00°02'05"W	9.50
L67		N89°59'44"E	15.36
L68		N00°02'05"W	9.50

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L69		N89°57'55"E	15.00
L70		N00°02'05"W	9.50
L71		N89°59'44"E	28.57
L72		N00°02'05"W	9.50
L73		N89°57'55"E	15.00
L74		N00°02'05"W	9.50
L75		N89°59'44"E	11.27
L76		N00°02'05"W	9.50
L77		N89°57'55"E	15.00
L78		N00°02'05"W	9.50



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